Miami Beach Redevelopment Agency Commission Chambers, 3rd Floor, City Hall 1700 Convention Center Drive February 2, 2005

Chairman of the Board David Dermer Member of the Board Matti Herrera Bower Member of the Board Simon Cruz Member of the Board Luis R. Garcia, Jr. Member of the Board Saul Gross Member of the Board Jose Smith Member of the Board Richard L. Steinberg

Executive Director Jorge M. Gonzalez Assistant Director Christina M. Cuervo Assistant Director Mayra Diaz Buttacavoli General Counsel Murray H. Dubbin Secretary Robert E. Parcher

AGENDA

- 1. ROLL CALL
- 2. OLD BUSINESS
 - A Report Of The Itemized Revenues And Expenditures Of The Miami Beach Redevelopment Agency For The Month Of December 2004. (Page 445)
- 3. NEW BUSINESS
 - A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Amending Resolution No. 491-2004, Setting The Dates For The Year 2005 Redevelopment Agency (RDA) Meetings; Authorizing A Change In The RDA Meeting Date From April 13, 2005 To April 20, 2005. **Joint City Commission and Redevelopment Agency** (Page 483)
 - A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Authorizing The Chairman And Secretary To Execute A Modification To The Sovereignty Submerged Land Lease No. 130765469 Among The City Of Miami Beach, The Miami Beach Redevelopment Agency And The Trustees Of The Internal Improvement Trust Fund Of The State Of Florida For The Miami Beach Marina, Pursuant To The Request Of The State Of Florida Department Of Environmental Protection (DEP) To Clarify The Existing Uses At The Miami Beach Marina. Joint City Commission and Redevelopment Agency (Page 488)
 - C Verbal Status Report On The RDP Royal Palm Hotel Limited Partnership ("RDP"). (Page 493)

End of RDA Agenda



HOW A PERSON MAY APPEAR BEFORE THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA

The regularly scheduled meetings of the Redevelopment Agency are established by Resolution and are generally held on the same day the Miami Beach City Commission holds their regularly scheduled meetings. The Redevelopment Agency meetings commence at 10:00 a.m.

- 1. Jorge M. Gonzalez has been designated as the Agency's Executive Director. Robert Parcher has been designated as the Agency's Secretary.
- 2. Person requesting placement of an item on the agenda must provide a written statement to the Agency Executive Director, 4th Floor, City Hall, 1700 Convention Center Drive, telephone 673-7285, outlining the subject matter of the proposed presentation. In order to determine whether or not the request can be handled administratively, an appointment will be set up to discuss the matter with a member of the Executive Director's staff. Procedurally, "Request for Agenda Consideration" will not be placed upon the Agency agenda until after Administrative staff review. Such review will ensure that the issue has been addressed in sufficient detail so that the Agency members may be fully apprised of the matter to be presented. Persons will be allowed three (3) minutes to make their presentation and will be limited to those subjects included in their written request. Such written requests must be received in the Executive Director's office no later than noon on Tuesday of the week prior to the scheduled Agency meeting to allow time for processing and inclusion in the agenda package.
- 3. Once an agenda for the Redevelopment Agency meeting is published, and a person wishes to speak on items listed on the agenda, he/she may call or come to the Agency Secretary's Office, 1st floor, City Hall, 1700 Convention Center Drive, telephone 673-7411, before 5:00 p.m., on the Tuesday prior to the Agency meeting and give their name, the agenda item to be discussed and, where known, the agenda item number.

Copies of the Agency agenda may be reviewed at the Agency's Secretary Office (City Clerk's Office) on the Monday prior to the Agency's regular meeting.

The complete agenda, with all backup material, is available for inspection on the Monday prior to the Agency meeting at the Agency Secretary office (City Clerk's Office).

4. All persons who have been listed by the Agency Secretary to speak on the agenda item in which they are specifically interested, will be allowed up to three (3) minutes to present their views.

Robert Parcher Agency Secretary

March 7, 2001

City Clerk: 3/2001

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CITY OF MIAMI BEACH

2005 CITY COMMISSION AND REDEVELOPMENT AGENCY MEETINGS

Wednesday, January 12

Wednesday, February 2

Wednesday, February 23

Wednesday, March 16

Wednesday, April 13

Wednesday, May 4

Wednesday, May 25

Wednesday, June 8

Wednesday, July 6

Wednesday, July 27

August, RDA is in recess

Wednesday, September 7

Wednesday, October 19

Wednesday, November 2 *

Wednesday, November 16* (if run-off required)

Wednesday, December 7

*Election items only



REPORT OF THE ITEMIZED REVENUES AND EXPENDITURES

OF THE

MIAMI BEACH REDEVELOPMENT AGENCY

FOR THE MONTH OF DECEMBER 2004

Agenda Item <u>2A</u> Date <u>02-02-05</u>



MIAMI BEACH REDEVELOPMENT AGENCY

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139 www.ci.miami-beach.fl.us



Date: February 2, 2005

REDEVELOPMENT AGENCY MEMORANDUM

To:

Chairman and Members of

the Miami Beach Redevelopment Agency

From:

Jorge M. Gonzalez

Executive Director

Subject:

REPORT OF THE ITEMIZED REVENUES AND EXPENDITURES OF THE

MIAMI BEACH REDEVELOPMENT AGENCY FOR THE THREE MONTHS

ENDED DECEMBER 31, 2004

On July 15, 1998 the Chairman and Members of the Board of the Miami Beach Redevelopment Agency resolved that an itemized report of the revenues and expenditures of the Miami Beach Redevelopment Agency, with respect to each redevelopment area, would be made available to the Chairman and Members of the Board of the Miami Beach Redevelopment Agency at the end of each month. Further, it was resolved that such report would be made available no later than five days prior to the second regularly scheduled Redevelopment Agency meeting in the month immediately following the month for which such report is prepared and that the report would be placed on the Redevelopment Agency Agenda for the second meeting of each month as a discussion item. Because the distribution date for the second Commission meeting of some months falls prior to our receipt of bank statements for the month, we advised on October 21, 1998, that beginning with the report for the month ending October 31, 1998 all monthly Redevelopment Agency reports would henceforth be included as part of the agenda for the first Commission meeting of each month.

The attached material includes the following:

Section A - South Pointe Redevelopment District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2004 and the Three Months Ended December 31, 2004
- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Three Months Ended December 31, 2004
- Narrative of Major Projects Planned and/or Underway

Section B - City Center Redevelopment District

 Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2004 and the Three Months Ended December 31, 2004

- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Three Months Ended December 31, 2004
- Narrative of Major Projects Planned and/or Underway

JMG:PPW:MIM:jark

SOUTH POINTE REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

DECEMBER 31, 2004

Fax: (305) 673-7772



February 2, 2005

TO:

Jorge M. Gonzalez, Executive Director

FROM:

Patricia D. Walker, Chief Financial Officer Phuller City of Miami Beach

SUBJECT: South Pointe Redevelopment District Financial Information

For the Three Months Ended December 31, 2004

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the South Pointe Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1987 through December 31, 2004 approximately \$113,685,000 of revenues were received in the South Pointe District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

- 93,344,000 Incremental Ad Valorem tax;
- \$ \$ 6,860,000 - Bond proceeds;
- 5,188,000 Land sale;
- \$ \$ \$ 3,152,000 - Interest income;
- 2,985,000 Rental income;
- 1,000,000 Loan from the City of Miami Beach;
- \$ 350,000 - State Grant; and
- \$ 806,000 - From various sources.

The opening cash balance for October 1, 1987 was approximately \$1,042,000; therefore, the total amount of funds available for the period was \$114,727,000.

On the expenditure side, approximately \$73,102,000 has been expended from October 1, 1987 through December 31, 2004.

SOUTH POINTE **Redevelopment District**

CITY CENTER Redevelopment District These approximate expenditures were primarily made in the following areas:

- \$ 16,361,000 Cobb/Courts Project;
- \$ 14,028,000 Debt Service Payments;
- \$ 11,835,000 Portofino Project;
- \$ 9,505,000 South Pointe Streetscape/Park;
- \$ 6,447,000 SSDI Project;
- \$ 6,251,000 Administrative Costs;
- \$ 5,727,000 Marina Project;
- \$ 1,045,000 Carner-Mason Settlement and Other Reimbursements;
- \$ 505,000 Community Policing; and
- \$ 1,398,000 Other Project Costs.

The cash balance as of December 31, 2004 is approximately \$41,625,000. This balance consisted of the following amounts:

- \$ 40,909,000 Cash and Investment balance;
- \$ 5,000 1989 Bonds Sinking Fund Principal Account;
- \$ 711,000 1989 Bonds Sinking Debt Service Reserve Account

JMG:PDW:MIM:jack

SUMMARY OF CASH BASIS TRANSACTIONS FOR THE MONTH ENDED DECEMBER 31, 2004

Redevelopment Agency - South Pointe District Summary of Cash Basis Transactions by Project Fiscal Years 1988 - 2005 (through December 31, 2004)

	Prior Years	FY 2005	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	\$ 1,041,730	\$ 31,624,266	TOV./LXpond.
	.,,	+	
REVENUE			
- Tax increment - City	43,745,702	11,416,510	\$ 55,162,212
- Tax increment - County	37,139,689	422,982	37,562,671
- Tax increment (Interest) - County	26,627	-	26,627
- Tax increment - Children's Trust	592,809	-	592,809
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,972,795	12,000	2,984,795
- Interest income	3,032,071	119,804	3,151,875
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	5,000	-	5,000
- St. sales tax (receipt - income for pmt. to St)	190,545	2,100	192,645
- Daughters of Israel contribreloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
- Olympus Hldgreimb. Portofino advertsg.	24,405	-	24,405
- Mendelson environ. reimb./refund	10,000	-	10,000
- Regosa Engineering refund - Marina	8,500	-	8,500
- Portofino DRI Payment from Greenberg T.	18,056	-	18,056
- Payment received from Greenberg T. for CM	B 23,500	-	23,500
- Payment received from Olympus Holdings, Ir	nc. 96,276	-	96,276
- Payment received from Marquesa, Inc.	2,000	-	2,000
- Cost of asbestos remediation reimbCobb	5,800	-	5,800
- Miscellaneous income	4,719	-	4,719
- Galbut & Galbut contribreloc. Mikvah	3,500	-	3,500
- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	56,490	58,581	115,071
Total Revenues	101,653,454	12,031,977	\$ 113,685,431
EXPENDITURES			
PROJECTS			
Cobb/Courts	(15,608,223)	(752,300)	(16,360,523)
Marina	(5,725,682)	(954)	(5,726,636)

Redevelopment Agency - South Pointe District Summary of Cash Basis Transactions by Project Fiscal Years 1988 - 2005 (through December 31, 2004)

	Prior Years	FY 2005	Total Rev./Expend.
Portofino	(11,726,826)	(107,900)	(11,834,726)
South Pointe Streetscape	(9,368,026)	(136,478)	(9,504,504)
SSDI	(6,446,941)	-	(6,446,941)
Fifth St. Beautification	(300,000)	-	(300,000)
Beach Colony (l'scape/stscape/site imprvmt)	(80,912)	-	(80,912)
Marriott	(53,061)		(53,061)
Washington Ave.	(469,132)	-	(469,132)
Design guidelines	(43,708)	-	(43,708)
MBTMA/Mobility	(32,225)	-	(32,225)
S. Pointe Zoning	(20,819)	-	(20,819)
Alaska Baywalk	(80,768)	(6,726)	(87,494)
Victory/Community Gardens	(155,961)	-	(155,961)
Washington Park	(625)	(12,500)	(13,125)
Water/Sewer Pump Station Upgrade	(47,583)	-	(47,583)
Flamingo S. Bid A R.O.W.	(31,479)	-	(31,479)
Potamkin Project	(7,200)	-	(7,200)
Miscellaneous	(56,159)	-	(56,159)
Total Projects	(50,255,330)	(1,016,858)	(51,272,188)
<u>ADMINISTRATIVE</u>	(6,142,359)	(108,978)	(6,251,337)
DEBT SERVICE/LOAN REPAYMENT	(13,191,941)	(836,500)	(14,028,441)
MISCELLANEOUS			
Carner Mason settlement	(946,163)	_	(946,163)
City of Miami Beach (reimburse water main	· ·	_	(74,067)
Miscellaneous	(24,503)	-	(24,503)
	(1,044,733)	_	(1,044,733)
COMMUNITY POLICING	(436,555)	(68,314)	(504,869)
TOTAL EXPENDITURES	(71,070,918)	(2,030,650)	\$ (73,101,568)
ENDING CASH/INVSTMT. BALANCE	\$ 31,624,266	\$ 41,625,593	

Redevelopment Agency - South Pointe District Summary of Cash Basis Transactions by Expenditure Type Fiscal Years 1988 - 2005 (through December 31, 2004)

· 	Prior Years		FY 2005	R	Total ev./Expend.
OPENING CASH/INVSTMT BALANCE \$	1,041,730	\$	31,624,266		
REVENUE					
- Tax increment - City	43,745,702		11,416,510	\$	55,162,212
- Tax increment - County	37,139,689		422,982	Ψ	37,562,671
- Tax increment (Interest) - County	26,627				26,627
- Tax increment - Children's Trust	592,809		_		592,809
- Bond proceeds	6,860,000		_		6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944		_		5,187,944
- Marina rental income	2,972,795		12,000		2,984,795
- Interest income	3,032,071		119,804		3,151,875
- Loan from City	1,000,000		-		1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000		-		350,000
- Other Grants	5,000		-		5,000
- St. sales tax (receipt - income for pmt. to St)	190,545		2,100		192,645
- Daughters of Israel contribreloc. Mikvah	28,000		-		28,000
- Consulting fee refund-Rahn S. Beach	27,026		-		27,026
- Olympus Hldgreimb. Portofino advertsg.	24,405		-		24,405
- Mendelson environ. reimb./refund	10,000		-		10,000
- Regosa Engineering refund - Marina	8,500		-		8,500
- Portofino DRI Payment from Greenberg T.	18,056		-		18,056
- Payment received from Greenberg T. for CMB	23,500		-		23,500
- Payment received from Olympus Holdings, Inc.	96,276		-		96,276
- Payment received from Marquesa, Inc.	2,000	-	·		2,000
- Cost of asbestos remediation reimbCobb	5,800		-		5,800
- Miscellaneous income	4,719		-		4,719
- Galbut & Galbut contribreloc. Mikvah	3,500		-		3,500
- Murano Two, Ltd-Cash Bond per Agreement	242,000		-		242,000
- Other (void ck; IRS refund; Am. Bonding)	56,490		58,581		115,071
Total Revenues	101,653,454		12,031,977	\$	113,685,431
					
Expenditures					
Land acquisition	(9,444,065)			\$	(9,444,065)
Legal fees/costs	(7,055,232)		(3 U83) -	Φ	• • • •
Professional services	(4,898,771)		(3,082)		(7,058,314) (5,054,475)
Construction	(14,128,650)		(155,704)		(5,054,475)
55.104 404011	(17,120,000)		-		(14,128,650)

Redevelopment Agency - South Pointe District Summary of Cash Basis Transactions by Expenditure Type Fiscal Years 1988 - 2005 (through December 31, 2004)

			Total
	Prior Years	FY 2005	Rev./Expend.
Utilities relocation	(1,873,213)	_	(1,873,213)
Environmental	(397,344)	-	(397,344)
Submerged land lease	(1,866,751)	-	(1,866,751)
Lease agreements	(6,863,371)	-	(6,863,371)
Miscellaneous	(2,155,082)	(753,254)	(2,908,336)
Property Taxes	(275,589)	(89,085)	(364,674)
Common Area Maintenance	-	(15,733)	(15,733)
Administration	(6,142,359)	(108,978)	(6,251,337)
Debt Service/loan repayment	(13,191,941)	(836,500)	(14,028,441)
Refund of Cash Bond	(242,000)	-	(242,000)
Miscellaneous Project Costs	(2,099,995)	-	(2,099,995)
Community Policing	(436,555)	(68,314)	(504,869)
	(71,070,918)	(2,030,650)	\$ (73,101,568)
NDING CASH/INVSTMT. BALANCE	\$ 31,624,266	\$ 41,625,593	

CHECK & WIRE TRANSFER REGISTER

SORTED BY

PROJECT & TYPE OF EXPENDITURE

FOR THE MONTH ENDED DECEMBER 31, 2004

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6375	10/19/04	***Void***(Lost in Accounting Sytstem Transfer)	0.00		Administration
6415	12/13/04	***Void***	0.00		Administration
6416	12/13/04	***Void***	0.00		Administration
			0.00		
6398	11/17/04	Wachovia Bank	1,916.25	Annual Admin. Fees for Bond Series	Administration
			1,916.25		
6376	10/19/04	Department of Community Affairs	175.00	Annual Special District Fee	Administration
6388 6391	11/15/04 11/15/04	Iron Mountain Rockhurst Continuing Education	44.02 37.45	Miscellaneous-storage Miscellaneous	Administration Administration
6394	11/17/04	Florida Redevelopment Association	297.50	Annual Membership Dues	Administration
6397	11/17/04	Toshiba Business Solutions	212.42		Administration
6402	11/19/04	US Wrecking & Land Clearing	800.00	Asbestos Survey - Police Substation	Administration
6403	11/23/04	F&L Construction	94,732.44	Construction Services	Administration
6405	12/03/04	City of Miami Beach	8,561.15	Reimb CMB-MBIA Investment Svcs	Administration
6414	12/13/04	Comet Courier Corp	12.06	Misc - Courier Svcs	Administration
6417	12/13/04	City of Miami Beach	143.45	Reimb CMB-Big Pink	Administration
			105,015.49	-	
Wire	10/19/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	11/19/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	12/17/04	Florida Department of Revenue		Sales Tax	Administration
			2,047.50		
		TOTAL ADMINISTRATION	108,979.24		
6377	10/25/04	J.C. White Office Furniture	7,073.54	Office Furniture	Community Policing
6378	10/25/04	Software House International, Inc.	804.78	Computer Software	Community Policing
6380	10/25/04	David De La Espriella	279.40	Reimb CMB-Travel	Community Policing
6381	10/27/04	City of Miami Beach	1,589.85	Reimb CMB - Visa Charges	Community Policing
6383	11/02/04	Law Enforcement Supply	24,036.29	Lighting & Equipment	Community Policing
6384	11/09/04	Kishick Enterprises, Inc.	400.00	School Resource Liaison	Community Policing
6385	11/09/04	RMVW Enterprises, Inc.	640.00	School Resource Liaison	Community Policing
6386	11/12/04	RMVW Enterprises, Inc.	1,600.00	School Resource Liaison	Community Policing
6401 6400	11/19/04 11/18/04	RMVW Enterprises, Inc.	1,575.00	School Resource Liaison	Community Policing
6409	12/06/04	Motorola Kishick Enterprises, Inc.	26,100.00 240.00	Six Police Vehicles Radios School Resource Liaison	Community Policing
6410	12/06/04	RMVW Enterprises, Inc.	1,040.00	School Resource Liaison School Resource Liaison	Community Policing Community Policing
6417	12/13/04	City of Miami Beach	54.31	Reimburse CMB - Nextel Wireless	Community Policing
6420	12/16/04	RMVW Enterprises, Inc.	1,600.00	School Resource Liaison	Community Policing
6425	12/30/04	RMVW Enterprises, Inc.	1,280.00	School Resource Liaison	Community Policing
		,	68,313.17		tomana, romanig
	,	TOTAL COMMUNITY POLICING	68,313.17		
Wire	12/01/04	Wachovia Bank		Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	36,500.00 836,500.00	Debt Service Payment-Interest	Debt Service Payment
		TOTAL DEBT SERVICE	836,500.00		
6382	10/28/04	FPL	314.12	Utilities - Parking Garage	Marina
6395	11/17/04	FPL	605.38	Utilities - Parking Garage	Marina
6411	12/09/04	FPL	35.30	Utilities - Parking Garage	Marina
			954.80		
		TOTAL MARINA	954.80		
6389	11/15/04	Jorden Burt Berenson & Johnson LLP	1,928.01	Legal Fees	Portofino
6406	12/03/04	Jorden Burt Berenson & Johnson LLP	136.54	Legal Fees	Portofino
6424	12/23/04	Jorden Burt Berenson & Johnson LLP	499.14	Legal Fees	Portofino
6412	12/09/04	White & Case	517.50	Legal Fees	Portofino
		•	3,081.19		

				•	•
Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6396	11/17/04	Miami - Dade County Tax Collector	38,484.51	Ad Valorem Prop. Tax - Murano	Portofino
6399	11/17/04	Miami - Dade County Tax Collector	50,600.02	Ad Valorem Prop. Tax - Murano Two	Portofino
		······································	89,084.53	,	
				•	
6404	11/23/04	Murano at Portofino Condo Association	13,781.82	Murano @ Portofino Garage Maintenance	Portofino
6418	12/15/04	Murano at Portofino Condo Association	1,951.41	Murano @ Portofino Garage Maintenance	Portofino
			15,733.23		
		TOTAL PORTOFINO	107,898.95		
0070	40/05/04	NA 10 A)	45.044.00		
6379	10/25/04	Wolfberg Alvarez	15,911.62	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6387	11/15/04	Hazen & Sawyer	76,492.58	Professional Services-SP Street Ph. 1-5	S. Pointe Streetscape
6419	12/15/04	Hazen & Sawyer	44,073.16	Professional Services-SP Street Ph. 1-6	S. Pointe Streetscape
			136,477.36		
		TOTAL S. POINTE STREETSCAPE	136,477.36		
6404	42/20/04	Countries Handan Connell Austria	2.752.00	0004 0	
6421	12/20/04	Swanke Hayden Connell Architects	8,750.00	2004 Construction Mgt/CMB CIP thru 7/2/04	Washington Park
6423	12/21/04	Swanke Hayden Connell Architects	3,750.00	2004 Construction Mgt/CMB CIP thru 9/24/04	Washington Park
			12,500.00		
		TOTAL WASHINGTON PARK	12,500.00		
6422	12/20/04	Groupe Pacific	458,627.00	First Street Improvements	Cobb Project
WIRE	12/22/04	Bloom & Minsker	293,672.52	Library Purchase Escrow	Cobb Project
			752,299.52		
		TOTAL COBB PROJECT	752,299.52		
6392	11/15/04	Armor Security	2,553.87	Security Services	Alaska Baywalk
6393	11/16/04	Armor Security	2,157.81	Security Services	Alaska Baywalk
6407	12/06/04	Armor Security	196.32	Security Services	Alaska Baywalk
6413	12/09/04	Armor Security	1,374.24	, Security Services	Alaska Baywalk
			6,282.24		
6408	12/06/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alooko Dovevelk
0-100	12/00/04	Country Bills Lawii Maintenance	384.00	Service Contract	Alaska Baywalk
			304.00		
6390	11/15/04	The Miami Herald	60.00	Advertising	Alaska Baywaik
			60.00	, id. of tioning	radika Daywaik
		TOTAL ALASKA BAYWALK	6,726.24		
		REPORT TOTAL	\$ 2,030,649.28		

ATTACHMENT "A" SUMMARY OF MAJOR PROJECTS

REDEVELOPMENT PROJECTS (Planned and/or Underway)

South Pointe Projects:

Project

Status - as of 01/20/05

Courts and Cosmopolitan Project (Formerly the Courts of South Beach)

A Mediterranean town-house development located between First and Second Streets and between Alton Road and Washington Avenue. The project is the subject of a Development Agreement, executed by the RDA in 1989. Phases I, II, III and V, made up of residential and commercial are complete. Phase IV, consisting of 231 residential units and 10 commercial units was substantially completed in Summer, 2004.

In conformance with the original Development Agreement, the developer completed construction of a Piazza/bus station shelter located on Alton Rd. at 2nd Street which includes landscaping and pavers. Additionally, the developer has completed streetscape improvements from Meridian to Washington on 1st and 2nd Streets. Streetscape improvements include new paving, sidewalks, drainage and landscaping and irrigation.

Since the execution of the original Development Agreement, the development rights have transitioned to two additional developers. Groupe Pacific is currently the Developer of Record.

Total Project Cost: Est. \$100 Million

Total CRA participation: Est. \$16.5 Million - Land acquisition and related administrative and construction expenses.

Library Project

As part of the Courts Settlement Agreement, the RDA has exercised an option to purchase and contribute to the City of Miami Beach, a 5,000 square foot commercial condominium space in Phase I of the project, which is to be utilized as a Library or for other public usage that is mutually agreed to by the parties. On December 23, 2004, the RDA closed on the transaction, modifying the terms of the purchase, to provide for payment of the purchase price in full, discounted to reflect the present dollar value in the amount of \$234,580. The Library space received a Certificate of Occupancy on December 28, 2004, allowing for turn-over to the Library to proceed.

Total Project Cost: \$795,000 **Total CRA participation:** \$275,000

Project

Community/Victory Garden

Portofino Portof

Status - as of 01/20/05

In an effort to provide increased parking in the South Pointe area, and in an effort to maximize the future use of City assets, the Community Garden located at 131-139 Washington Avenue will be moved to 224 Collins Avenue. From March 2001 through September 2001, several Community meetings were held to discuss this issue with residents and City Staff. In January 2002, an Architectural and Engineering Firm (Coastal Engineering) was selected and an agreement in the amount of \$16,120 was executed, and on March 19, 2003, the Board ratified the selection of Andrew Reid as the artist for the project as recommended by the Art in Public Places Committee for a fee of \$33,800. The Garden project, which was constructed through a JOC Contractor, has been completed and final Certificate of Occupancy has been obtained. The fence construction has been completed and the Certificate of Completion was issued by the City's Building department on January 6, 2005. The community gardening program is already underway in the Garden and a formal opening and dedication will be held to coincide with the installation of a memorial plaque, commemorating Joe Villari, who was active in the South Pointe neighborhood.

Total Project Cost: Est. \$192,200 **Total CRA participation:** Est. \$192,200

Development of the Miami Beach Marina (SSDI North & South) and several other properties owned by the Portofino Group in the South Pointe Area. Portofino's properties west of Washington Ave. are subject to a DRI and their development is conditioned by a Settlement Agreement with the RDA (1998). The first phase involving Portofino Tower, a 228-unit luxury condominium was completed in 1997. The second phase is the Yacht Club at Portofino a 361-unit luxury condominium, on the south part of the Marina (SSDI South), and the adjacent Murano Tower, a 189-unit luxury condominium, which was completed in 2002. The RDA's responsibilities relative to these developments include the reimbursement to the Developer for utility relocations, the completion and repair of the seawall and baywalk, public parking for the Marina (located in the first floor of each of the projects' parking garages) and certain streetscape improvements. The third phase, involving the construction of two luxury condominium towers, Murano Grande and Icon, which will house approximately 555 units, is underway. Murano Grande is in the process of obtaining a final CO. The construction of the ICON project is expected to take 12 months to complete.

Total CRA participation: Est. \$14 Million - utility relocations, completion and repair of the seawall and baywalk, public parking for the Marina and certain streetscape improvements.

Status - as of 01/20/05

Project

Temporary Alaska Parcel Baywalk

In connection with parking lots constructed south of South Pointe Drive, and pursuant to a Planning Board Order issued on August 22, 2001, the property owner of the Alaska Parcel agreed to grant the City/RDA a temporary non-exclusive baywalk access easement over and upon the setback area solely for the purposes of public access and to allow the City/RDA to construct, operate and maintain a temporary baywalk for the duration of the period of time that the Alaska Bayfront Assemblage is utilized for temporary parking purposes. Consequently, on May 29, 2002, Resolution 421-2002 was passed appropriating \$171,000 from South Pointe Tax Increment Funds for the construction costs of a temporary pedestrian baywalk. On March 19, 2003, Resolution 447-2003 accepted a grant of a temporary baywalk easement, and further appropriated an amount not to exceed \$60,000 for the operation and maintenance of the baywalk. Construction of the temporary baywalk was completed in August, 2003.

Total CRA participation: \$231,000 for construction, operation and maintenance of baywalk.

Streetscape Improvements

A \$27 million streetscape improvement project for the South Pointe Area, based on a Master Plan and preliminary design by Duany Plater-Zyberk and endorsed by South Pointe Advisory Board; Phase I of the streetscape improvements, comprising Third Street and Washington Avenue, including its two-block extension in South Pointe Park, was completed in October 2002. On September 25, 2002, the Commission approved an A/E services contract with Wolfberg Alvarez in the amount of \$469,634 for the planning and design of Phase II of the project. On February 4, 2004, the Commission approved the Basis of Design Report for Phase II and construction design is currently at 30% completion. Phase II construction is expected to begin in mid-2005 and will require approximately 16 months to complete. An RFO was issued for AE services for Phases III, IV, and V of the project, and a selection process was undertaken, resulting in the City Commission authorizing negotiations with Chen and Associates on September 8, 2004. A final negotiation session is scheduled for January 2005.

Total CRA participation: \$27 Million

Project

South Pointe Park

Status - as of 01/20/05

Preparation and implementation of Master Plan for South Pointe Park, funded by a combination of tax increment and GO Bond funds. The project will include landscaping, lighting, pedestrian paths, parking and maintenance facilities. An RFO for required design services was issued in early 2003 but responses were subsequently rejected when it was determined that the size and shape of the park property was likely to change as a result of the Portofino settlement agreement. A settlement agreement was approved on July 28, 2004. A new RFQ was issued on September 20, 2004. An RFQ Evaluation Committee was appointed by the City Manager and on October 29th ranked Hargreaves and Associates as the top firm. On November 10th the City Commission approved negotiations with Hargreaves. negotiation session was held on December 16th and Commission contract award made on 1/12/05 and an initial NTP issued on 1/18/05.

Total Project Cost: \$5.2 Million **Total CRA participation:** \$3.2 Million

Waste Water Booster Pump Station

In order to address the City's need for a waste water master booster pump station, Camp Dresser & McKee, Inc. is in the process of designing a facility on the city-owned triangular property which fronts Alton Road, between First Street and Commerce Street. The City has negotiated an Amendment to the Architectural and Engineering Agreement to re-design the Project to consolidate the size of the building and its location on one site versus two, while maintaining a façade that adapts to the neighborhood. The Amendment was approved at the September 8, 2004 Commission Meeting, was executed, and CDM given a Notice to Proceed. CDM has commenced the design process which is scheduled to be completed within ten (10) months. Once the design has been permitted, it will be Bid shortly thereafter. CDM is currently investigating the feasibility of eliminating the generator, thereby significantly reducing the size of the structure and construction costs, which are currently estimated in the range of \$11.4 to \$14.3 million. Once this is evaluated and a decision is made, the 30% Construction Documentation will be finalized for presentation to the DRB and community meetings will be scheduled. A coordination meeting is being scheduled with WASAD in January 2005, to coordinate the pump station work with the new force mains to be installed in the South Beach area. This project is being fully funded through funds from the RDA.

Total Project Cost: TBD
Total CRA participation: TBD

Art in Public Places

The required Art in Public Places component of the Public Plaza on Washington Avenue and Third Street, has been designed and is being constructed.

Total Project Cost: \$100,000 **Total CRA participation:** \$100,000

CITY CENTER REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

DECEMBER 31, 2004

Fax: (305) 673-7772



February 2, 2005

TO:

Jorge M. Gonzalez, Executive Director

FROM:

Patricia D. Walker, Chief Financial Officer, 18 Walker City of Miami Beach

SUBJECT: City Center Redevelopment District Financial Information

For the Three Months Ended December 31, 2004

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the City Center Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1993 through December 31, 2004 approximately \$300,162,000 of revenues were received in the City Center District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

- \$ 108,779,000 Bond proceeds;
- \$ 87,394,000 Incremental Ad Valorem tax;
- 27,499,000 Loews Hotel Exercise Option;
- 19,190,000 Draws from the line of credit from the City of Miami Beach;
- 16,555,000 Resort tax contributions;
- 10,368,000 Anchor Garage receipts;
- \$ 8.235,000 - Loews Ground Lease receipts:
- \$ 7,782,000 - Interest income;
- 3,000,000 Loan from the City of Miami Beach;
- 2,700,000 Contributions from GMCVB toward debt service payments;
- \$ \$ \$ 2,592,000 - Anchor Shops receipts;
- 1,976,000 Reimbursements from other state and local agencies;
- 700,000 Contribution from CMB Parking Department;
- \$ 470,000 - RDP Royal Palm Ground Lease receipts; and
- 2,922,000 From various sources.

SOUTH POINTF **Redevelopment District**

CITY CENTED Redevelopment District On the expenditure side, approximately \$245,310,000 has been expended from October 1, 1993 through December 31, 2004. These approximate expenditures were primarily made in the following areas:

```
$ 96,488,000 - Debt Service Payments;
$ 61,516,000 - Convention Center Hotel Project (Loews Hotel);
$ 18,248,000 - Hotel Garage Project;
$ 16,353,000 - Lincoln Road/Bass Museum Loan Repayment to CMB;
$ 12,927,000 - African-American Hotel Project;
$ 9.554,000 - Collins Park Cultural Center:
$ 6,732,000 - Administrative Costs;
$ 6,835,000 - Anchor Garage Operations;
$ 5,807,000 - Colony Theater;
 3,201,000 - Beachwalk Project;
$ 2,385,000 - Secondary Pledge Repayments (Resort Tax);
  1,316,000 – Washington Avenue Streetscapes;
  1.388,000 - Lincoln Road Project:
    561,000 - Anchor Shops Operations;
$
    476,000 - Community Policing;
    182,000 - Movie Theater Project; and
 1,341,000 - Other Project Costs.
```

The cash balance as of December 31, 2004 is approximately \$54,852,000. This balance consisted of the following amounts:

- \$ 48,592,000 Cash and Investments Balance;
 \$ 46,000 Fully Funded Debt Service Reserve Accounts;
 \$ 4,406,000 Construction Accounts; and
 \$ 1,808,000 Portion of Debt Service Payments, Held in Trust.
- JMG:PDW:MIM:jar

SUMMARY OF CASH BASIS TRANSACTIONS FOR THE MONTH ENDED DECEMBER 31, 2004

Redevelopment Agency - City Center/Historic Convention Village Summary of Cash Basis Transactions by Project Fiscal Years 1994 - 2005 (through December 31, 2004)

				Total
<u> </u>	Prior Years	 FY 2005		Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	B	\$ 38,881,436		
REVENUE				
- Tax increment - County	32,643,406	7,235,626	\$	39,879,032
- Tax increment - City	38,280,639	8,641,909	Ψ	46,922,548
- Tax increment (Interest) - County	19,057	-		19,057
- Tax increment - Children's Trust	572,876	_		572,876
- Bond proceeds	108,779,453	_		108,779,453
- Rental income	9,300	_		9,300
- Anchor Garage receipts	9,829,417	391,970		10,221,387
Anchor Garage deposit card receipts	18,926	710		19,636
- Anchor Shops rental income	2,384,479	153,206		2,537,685
- Anchor Shops rental deposits	52,230	1,803		54,033
- Loews Facility Use/Usage Fee	126,504	1,000		126,504
- Loews Ground Lease Receipts	8,151,450	83,334		8,234,784
- Loew Hotel - exercise option (prepayment)	19,852,303	7,646,672		27,498,975
- RDP Royal Palm Ground Lease Receipts	433,555	36,667		470,222
- Interest income	7,513,341	268,825		7,782,166
- Resort tax contributions	16,145,531	409,585		16,555,116
- Bid deposits - hotels	375,000	-		375,000
- Bid deposits - cinema	100,000	_		100,000
- Loan from City	3,000,000	_		3,000,000
- Line of credit from City	19,190,000	_		19,190,000
- Cultural Campus	1,975,762	_		1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	_		925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	_		3,864,530
- St. sales tax (receipt - income for pmt. to St)	804,123	38,566		842,689
- Miami City Ballet environmental clean-up	31,698	-		31,698
- Anchor Garage insurance reimbursement	26,170	-		26,170
- Real Estate taxes refund	56,585	_		56,585
- Miscellaneous	90,791	450		91,241
TOTAL REVENUE	275,252,576	 24,909,323	\$	300,161,899
EXPENDITURES				
PROJECTS				
African American Hetal	(40.040.054)	(0.004)		(40.000.000
African-American Hotel	(12,918,651)	(8,281)		(12,926,932)
Convention Hotel	(61,516,007)	-		(61,516,007)
Hotel Garage - Construction	(18,247,976)	-		(18,247,976)
Movie Theater Project Lincoln Road	(182,200)	- (54.040)		(182,200)
Beachwalk	(1,333,544)	(54,642)		(1,388,186)
Collins Park Cultural Center	(2,903,091)	(298,182)		(3,201,273)
Coming Fair Cultural Certiter	(9,270,931)	(282,843)		(9,553,774)

Redevelopment Agency - City Center/Historic Convention Village Summary of Cash Basis Transactions by Project Fiscal Years 1994 - 2005 (through December 31, 2004)

			Total
	Prior Years	FY 2005	Rev./Expend.
Bus Prop. Ctr.	(159)	-	(159)
Chamber of Commerce Relocation Study	(2,000)	-	(2,000)
Colony Theater	(5,042,633)	(764,091)	(5,806,724)
Cultural Campus	(36)	-	(36)
East/West Corridor	(88)	-	(88)
Electrowave	(3,161)	-	(3,161)
Garden Center	(93)	-	(93)
Guidelines	(12,450)	-	(12,450)
Old City Hall	(499)	-	(499)
17th Street Surface Lot	(251,563)	-	(251,563)
Streetscapes	(324,849)	-	(324,849)
6th Street Streetscape	(577)	-	(577)
Botanical Gardens	(30,302)	-	(30,302)
Transportation Mobility Study	(32,225)	-	(32,225)
Convention Center Storm Water Improve.	(37,322)	(13,911)	(51,233)
New World Symphony	(21,611)	-	(21,611)
Washington Avenue Streetscape	(519,631)	(796,531)	(1,316,162)
Rotunda	(101,122)	· _	(101,122)
R.O.W. Improvements	(35,068)	_	(35,068)
Flamingo (16 St. Corridor)	(4,721)	-	(4,721)
Bass Museum	(468,840)	-	(468,840)
Total Projects	(113,261,350)	(2,218,481)	(115,479,831)
<u>ADMINISTRATION</u>	(6,560,888)	(171,306)	(6,732,194)
DEBT SERVICE/LOAN REPAYMENT	(93,053,733)	(5,819,257)	(98,872,990)
CITY OF MIAMI BEACH/LOAN REPAYMENT	(16,353,026)		(16,353,026)
ANCHOR GARAGE OPERATIONS	(6,271,585)	(563,511)	(6,835,096)
ANCHOR SHOPS OPERATIONS	(540,010)	(21,250)	(561,260)
COMMUNITY POLICING	(330,547)	(144,958)	(475,505)
TOTAL EXPENDITURES	(236,371,139)	(8,938,763)	\$ (245,309,902)
ENDING CASH/INVSTMT. BALANCE	\$ 38,881,436	\$ 54,851,996	

Redevelopment Agency - City Center/Historic Convention Village Summary of Cash Basis Transactions by Expenditure Type Fiscal Years 1994 - 2005 (through December 31, 2004)

	Prior Years	FY 2005	I	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 38,881,436		
REVENUE				
- Tax increment - County	32,643,406	7,235,626	\$	39,879,032
- Tax increment - City	38,280,639	8,641,909		46,922,548
- Tax increment (Interest) - County	19,057	~		19,057
 Tax increment - Children's Trust 	572,876	-		572,876
- Bond proceeds	108,779,453	-		108,779,453
- Rental income	9,300	-		9,300
- Anchor Garage receipts	9,829,417	391,970		10,221,387
 Anchor Garage deposit card receipts 	18,926	710		19,636
- Anchor Shops rental income	2,384,479	153,206		2,537,685
- Anchor Shops rental deposits	52,230	1,803		54,033
- Loews Facility Use/Usage Fee	126,504	_		126,504
- Loews Ground Lease Receipts	8,151,450	83,334		8,234,784
- Loew Hotel - exercise option (prepayment)	19,852,303	7,646,672		27,498,975
- RDP Royal Palm Ground Lease Receipts	433,555	36,667		470,222
- Interest income	7,513,341	268,825		7,782,166
- Resort tax contributions	16,145,531	409,585		16,555,116
- Bid deposits - hotels	375,000	-		375,000
- Bid deposits - cinema	100,000	-		100,000
- Loan from City	3,000,000	-		3,000,000
- Line of credit from City	19,190,000	-		19,190,000
Cultural CampusSt. Moritz Hotel - refund/reimbursement	1,975,762 925,450	-		1,975,762 925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-		3,864,530
- St. sales tax (receipt - income for pmt. to St)	804,123	38,566		842,689
- Miami City Ballet environmental clean-up	31,698	36,300		31,698
Anchor Garage insurance reimbursement	26,170	-		26,170
Real estate taxes refund	56,585			56,585
- Miscellaneous	90,791	- 450		91,241
- Wilderlanded	30,731	 430		31,241
TOTAL REVENUE	275,252,576	 24,909,323	\$	300,161,899
EXPENDITURES				
Administrative fees	(24.694)			(24 694)
Administrative rees Appraisal fees	(31,684)	-		(31,684)
Bid refund	(125,368) (230,000)	-		(125,368)
Board up	(60,758)	-		(230,000) (60,758)
Bond costs	(211,440)	-		(211,440)
Building permit fees	(173,269)	_		(173,269)
Construction	(48,196,238)	(280,120)		(48,476,358)
Delivery	(2,995)	(200, 120)		(40,470,330)
Demolition	(203,195)	-		(203,195)
Electric service	(1,976)	_		(1,976)
Environmental	(354,908)	-		(354,908)
Equipment rental	(55,496)	-		(55,496)
	,			. , ,

Redevelopment Agency - City Center/Historic Convention Village Summary of Cash Basis Transactions by Expenditure Type Fiscal Years 1994 - 2005 (through December 31, 2004)

	Drien Veens	EV 2005	Total
Lietal magatistics consultant	Prior Years (849,243)	FY 2005	Rev./Expend. (849,243)
Hotel negotiation consultant Hotel selection/study	(263,357)	_	(263,357)
Land acquisition	(41,240,564)	_	(41,240,564)
Legal fees/costs	(2,720,324)	(8,281)	(2,728,605)
Lighting	(53,280)	(1,715)	(54,995)
Lot clearing	(34,771)	(1,710)	(34,771)
Maintenance	(245,288)	•	(245,288)
Miscellaneous	(444,949)	_	(444,949)
Owner's representative fee & expenses	(1,823,466)	_	(1,823,466)
Postage, printing & mailing	(27,855)	_	(27,855)
Professional services	(3,619,957)	(298,182)	(3,918,139)
Public notice/advertisement	(26,472)	-	(26,472)
Refund of deposits	(185,000)	-	(185,000)
Reimburse closing costs to C.M.B.	(3,000,000)	-	(3,000,000)
Reimbursements	(78,041)	-	(78,041)
Relocation	(131,784)	-	(131,784)
Revitalization	(864,469)	(50,300)	(914,769)
Security guard service	(277,825)	-	(277,825)
Streetscape	(401,312)	-	(401,312)
Temporary staffing	(63,217)	(2,627)	(65,844)
Title insurance	(25,271)	-	(25,271)
Traffic parking study	(8,600)	-	(8,600)
Training, conferences & meetings	(3,268)	-	(3,268)
Travel & related expenses	(28,730)	-	(28,730)
Utilities	(328,706)	(2,723)	(331,429)
Water/Sewer (impact fees)	(25,240)	-	(25,240)
Total	(106,418,316)	(643,948)	(107,062,264)
- Miscellaneous Projects	(6,843,034)	(1,574,533)	(8,417,567)
Total Projects	(113,261,350)	(2,218,481)	(115,479,831)
ADMINISTRATION	(6,560,888)	(171,306)	(6,732,194)
ADMINISTRATION	(0,300,688)	(171,300)	(0,732,194)
DEBT SERVICE/LOAN REPAYMENT	(93,053,733)	(5,819,257)	(98,872,990)
CITY OF MIAMI BEACH/LOAN REPAYMENT	(16,353,026)		(16,353,026)
ANCHOR GARAGE OPERATIONS	(6,271,585)	(563,511)	(6,835,096)
ANCHOR SHOPS OPERATIONS	(540,010)	(21,250)	(561,260)
COMMUNITY POLICING	(330,547)	(144,958)	
			(475,505)
TOTAL EXPENDITURES	(236,371,139)	(8,938,763)	\$ (245,309,902)
ENDING CASH/INVSTMT. BALANCE	\$ 38,881,436	\$ 54,851,996	

CHECK & WIRE TRANSFER REGISTER

SORTED BY

PROJECT & TYPE OF EXPENDITURE

FOR THE MONTH ENDED DECEMBER 31, 2004

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4383	10/19/04	***Void*** (Lost in Accounting System Change	0.00		Administration
4444	12/08/04	***Void***	0.00		Administration
4449	12/14/04	***Void***	0.00		Administration
4455	12/20/04	***Void***	0.00		Administration
4466	12/21/04	***Void***	0.00		Administration
		-	0.00		
4428	11/24/04	Wachovia Bank	11,398.25 11,398.25	Annual Admin. Fees for Bond Series	Administration
4384	10/19/04	Department of Community Affairs	175.00	Miscellaneous (fee)	Administration
4422	11/24/04	Comet Courier Corp.	39.13	Miscellaneous	Administration
4423	11/24/04	Florida Redevelopment Association	297.50	Miscellaneous - 1/2 FY04-05 Annual Dues	Administration
4424	11/24/04	Iron Mountain Records Management	44.02	Miscellaneous-Storage	Administration
4426	11/24/04	Rockhurst University Continuing	37.45	Miscellaneous - Employee Books	Administration
4427	11/24/04	Toshiba Business Solutions	944.89	Miscellaneous-Copier Rental	Administration
4440	12/03/04	City of Miami Beach	5,428.53	Reimb CMB-MBIA Investment Svcs	Administration
4441	12/03/04	Sandra Ortiz	5.00	Reimburse for parking fees paid	Administration
4442	12/06/04	Kent Bonde	6.00	Reimburse for parking fees paid	Administration
4478	12/23/04	Iron Mountain Records Management	44.02 7,021.54	Miscellaneous-Storage	
4425	11/24/04	J.B. Alhale & Associates, Inc.	450.00	Professional Services/Legal - Reissue Ck#2766	Administration
4463	12/21/04	First Southwest Asset Management, Inc.	6,550.00	Prof. Services/Arbitrage	Administration
4468	12/21/04	Squire, Sanders & Dempsey, LLP	4,287.50	Prof. Services/Legal	Administration
		-	11,287.50		
Wire	11/22/04	Miami Beach Redevelopment Agency	3,145,000.00	Transfer to Fiduciary Trust Int'l for Investment	Administration
Wire	11/29/04	Miami Beach Redevelopment Agency	100,000.00	Transfer to Fiduciary Trust Int'l for Investment	Administration
		-	3,245,000.00		
Wire	11/05/04	Fiduciary Trust International	141,595.63 141,595.63	Accrued interest on investments purchased	Administration
		TOTAL ADMINISTRATION	3,416,302.92		
4385	10/22/04	Paul Acosta	248.40	Reimb Travel Exp	Community Policing
4389	10/25/04	J.C. White Office Furniture	7,073.54	Office Furniture	Community Policing
4390	10/25/04	Miami Beach RDA - City Center	58,581.00	Reimb CCHC - 3 Crown Victorias	Community Policing
4393	10/25/04	Software House Inti	804.78	Computer Software	Community Policing
4395	10/28/04	City of Miami Beach	1,420.35	Reimb CMB - Visa Charges	Community Policing
4402	11/03/04	Law Enforcement Supply	36,036.80	Police Sedans Lighting & Equipment	Community Policing
4418	11/18/04	Motorola	39,150.00	Nine Police Vehicles Radios	Community Policing
4450	12/13/04	City of Miami Beach	268.51	Reimb CMB - Visa Charges	Community Policing
4459	12/21/04	Armor Security	1,374.24 144,957.62	Security Services - Lincoln Road	Community Policing
		TOTAL COMMUNITY POLICING	144,957.62		
Wire	12/01/04	Wachovia Bank	695,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	615,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	580,679.38	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	196,707.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	886,372.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	199,732.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	185,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank	1,470,765.00	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/04	Wachovia Bank	725,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/04	Wachovia Bank _	265,000.00 5,819,256.88	Debt Service Payment-Principal	Debt Service Payment
		TOTAL DEBT SERVICE	5,819,256.88		

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4421	11/24/04	Bloom & Minsker	57.00	Professional fees/legal	African-American Hotel
4439	12/03/04	Bloom & Minsker	2,060.75	Professional fees/legal	African-American Hotel African-American Hotel
4461	12/21/04	Bloom & Minsker	6,163.20 8,280.95	Professional fees/legal	Amcan-American notei
		TOTAL AFRICAN-AMERICAN	8,280.95		
4414	11/17/04	Armor Security		Security Services	Anchor Garage Operations
			16,032.22		
4472	12/22/04	Best's Maintenance & Janitorial Services, Inc.	36,968.00 36,968.00	Janitorial Service	Anchor Garage Operations
4387	10/25/04	City of Miami Beach	2,359.28 2,359.28	Property Management Work	Anchor Garage Operations
4408	11/04/04	City of Miami Beach	1,827.78	Waste & Storm Water Impact Fee October 2004	Anchor Garage Operations
4419	11/19/04	City of Miami Beach	1,367.06	Waste & Storm Water Impact Fee November 2004	
4462	12/21/04	City of Miami Beach	1,562.72 4,757.56	Waste & Storm Water Impact Fee December 2004	Anchor Garage Operations
4433	12/02/04	Waste Management of Dade County	179.01	Waste Management	Anchor Garage Operations
4438	12/03/04	Waste Management of Dade County Waste Management of Dade County	179.01 179.01	Waste Management Waste Management	Anchor Garage Operations Anchor Garage Operations
4469	12/21/04	waste management of Dade County	537.03	waste Management	Archor Garage Operations
4392	10/25/04	Christopher Sugrue	10.00	Return Parking Access Card Deposit	Anchor Garage Operations Anchor Garage Operations
4405 4406	11/03/04 11/03/04	Julie Guthrie Mario Guzmain	10.00 10.00	Return Parking Access Card Deposit Return Parking Access Card Deposit	Anchor Garage Operations
4416	11/17/04	Enrique M. Servatico	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4417	11/17/04	Kareem Tabsch	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4457	12/20/04	Robert Roselli	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4470	12/21/04	Stephen Stewart	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4475	12/22/04	Cecilia Maguna	10.00 80.00	Return Parking Access Card Deposit	Anchor Garage Operations
4407	11/04/04	BellSouth	123.40	Miscellaneous-Telephone Service	Anchor Garage Operations
4429	12/02/04	BellSouth	134.77	Miscellaneous-Telephone Service	Anchor Garage Operations
4460	12/21/04	BellSouth	125.30 383.47	Miscellaneous-Telephone Service	Anchor Garage Operations
4397	10/29/04	Royce Parking Control System, Inc.	6,026.46	Equipment Replacement	Anchor Garage Operations
4436 4467	12/03/04 12/21/04	Royce Parking Control System, Inc. Royce Parking Control System, Inc.	1,550.00	Miscellaneous-Service Contract Miscellaneous-Service Contract	Anchor Garage Operations Anchor Garage Operations
4407	12/21/04	Noyce Faiking Control System, Inc.	775.00 8,351.46	Miscella neous-Service Contract	Alchor Garage Operations
4437	12/03/04	Thyssen Krupp Elevator	3,871.91	Elevator Service	Anchor Garage Operations
4456	12/20/04	Thyssen Krupp Elevator	1,360.00 5,231.91	Elevator Service	Anchor Garage Operations
4388	10/25/04	FPL	3,990.48		Anchor Garage Operations
4431	12/02/04	FPL	3,565.54	Electricity	Anchor Garage Operations
4464	12/21/04	FPL .	3,384.80 10,940.82	Electricity	Anchor Garage Operations
4411	11/10/04	Miami-Dade County Tax Collector	397,339.10	Miscellaneous-Property Taxes	Anchor Garage Operations
4415	11/17/04	Petty Cash	16.04	Miscellaneous-Reimb Petty Cash	Anchor Garage Operations
4430	12/02/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4432 4434	12/02/04	Hi-Rise Safety Systems	750.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4434	12/03/04 12/03/04	Brink's Incorporated Country Bills Lawn Maintenance	420.00 152.00	Brinks services Lawn Maintenance	Anchor Garage Operations Anchor Garage Operations
4476	12/23/04	Aerway Integration	1,500.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4477	12/23/04	Integra Business Forms	503.56	Miscellaneous-Deposit Slips	Anchor Garage Operations
			401,100.70		

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4404	11/03/04	Miami Beach Redevelopment, Inc.	2,545.01 2,545.01	Facility Use / Usage Fee	Anchor Garage Operations
4445 4458	12/08/04 12/21/04	APCOA/Standard Parking APCOA/Standard Parking	31,783.20 16,109.36 47,892.56	Salary Reimbursements Salary Reimbursements	Anchor Garage Operations Anchor Garage Operations
Wire Wire Wire	10/19/04 11/19/04 12/17/04	Florida Department of Revenue Florida Department of Revenue Florida Department of Revenue	8,414.19 8,919.30 8,997.87 26,331.36	Sales Tax Payment Sales Tax Payment Sales Tax Payment	Anchor Garage Operations Anchor Garage Operations Anchor Garage Operations
		TOTAL ANCHOR GARAGE OPER.	563,511.38		
4413 4420	11/15/04 11/19/04	Miami Beach Community Development Corp. Miami Beach Community Development Corp.	6,494.22 4,359.86 10,854.08	Reimb Operating Exp. Reimb Operating Exp.	Anchor Shops Oper. Anchor Shops Oper.
Wire Wire Wire	10/19/04 11/19/04 12/17/04	Florida Department of Revenue Florida Department of Revenue Florida Department of Revenue	2,784.89 3,856.48 3,755.34 10,396.71	Sales Tax Sales Tax Sales Tax	Anchor Shops Oper. Anchor Shops Oper. Anchor Shops Oper.
		TOTAL ANCHOR SHOPS OPER.	21,250.79		
4394 4396 4480	10/27/04 10/28/04 12/30/04	The Tower Group URS Corporation Robert A.M. Stern	250,948.15 28,187.54 983.70 280,119.39	Construction Work-Library Construction Work-Library Construction Work-Library	Collins Park Cultural Center Collins Park Cultural Center Collins Park Cultural Center
4398 4408 4410	11/02/04 11/04/04 11/10/04	City of Miami Beach City of Miami Beach City of Miami Beach	1,048.23 627.39 1,048.23 2,723.85	Waste & Storm Water Impact Fee - Library Waste & Storm Water Impact Fee - Library Waste & Storm Water Impact Fee - Library	Collins Park Cultural Center Collins Park Cultural Center Collins Park Cultural Center
		TOTAL COLLINS PARK CULTURAL CENTER	R 282,843.24		
4400 4446 4454 4465 4473	11/02/04 12/09/04 12/16/04 12/21/04 12/22/04 12/22/04	McCartney Construction Company McCartney Construction Company InterAmerica Stage Mavco Farrey's Wholesale Hardware McCartney Construction Company	292,899.59 219,397.55 56,101.68 14,395.50 31,135.86 146,530.04 760,460.22	Construction Costs Construction Costs Construction Costs Construction Costs Equipment Construction Costs	Colony Theater Restoration Colony Theater Restoration Colony Theater Restoration Colony Theater Restoration Colony Theater Restoration Colony Theater Restoration
4391 4401 4448	10/25/04 11/02/04 12/13/04	R.J. Heisenbottle Architects R.J. Heisenbottle Architects State of Florida Dept. of Mgmt. Services	1,230.50 1,230.50 1,169.00 3,630.00	Professional Services - 45 Professional Services - 46 Professional Services	Colony Theater Restoration Colony Theater Restoration Colony Theater Restoration
		TOTAL COLONY THEATER RESTORATION	764,090.22		
4443 4452 4479	12/06/04 12/15/04 12/30/04	R.L. Saum Construction Co. Coastal Systems International, Inc. Coastal Systems International, Inc.	224,627.24 24,105.81 49,448.49 298,181.54	Professional Services Professional Services Professional Services	Beachwalk Project Beachwalk Project Beachwalk Project
		TOTAL BEACHWALK PROJECT	298,181.54		
4399 4447	11/02/04 12/13/04	Mercedes Electric Supply, Inc. City of Miami Beach	1,212.53 502.42 1,714.95	Lighting Reimb CMB:CC Pmts to Graybar	Lincoln Road Improv. Project Lincoln Road Improv. Project
4403	11/03/04	Tri-State Employment Services, Inc.	2,626.56 2,626.56	Temporary Labor	Lincoln Road Improv. Project

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4409 4471	11/09/04 12/22/04	Legacy Pools of South Florida, Inc. Legacy Pools of South Florida, Inc.	41,250.00 9,050.00 50,300.00	Fountain Upgrades Fountain Upgrades	Lincoln Road Improv. Project Lincoln Road Improv. Project
		TOTAL LINCOLN ROAD IMPROVE. PROJEC	CT 54,641.51		
4412 4453	11/12/04 12/15/04	Hazen & Sawyer Hazen & Sawyer	9,040.50 4,870.59 13,911.09	Construction Management Construction Management	Conv. Ctr. Storm Water Impri Conv. Ctr. Storm Water Impri
		TOTAL CONV. CTR. STORM WATER IMPRO	OV 13,911.09		
4386 4451	10/22/04 12/13/04	Ric-Man International, Inc. Ric-Man International, Inc.	625,389.05 171,142.41 796,531.46	ROW Infrastructure Improvements ROW Infrastructure Improvements	Washington Ave. Streetscape Washington Ave. Streetscape
		TOTAL WASHINGTON AVE. STREETSCAPE	796,531.46		
		REPORT TOTAL	\$ 12,183,759.60		

ATTACHMENT "A" SUMMARY OF MAJOR PROJECTS

REDEVELOPMENT PROJECTS (Planned and/or Underway)

City Center Projects:

Project

Status - as of 01/20/05

Beachwalk Project

An at-grade, landscaped pedestrian beachwalk, connecting 21st Street to Lummus Park, designed and engineered by Coastal Systems International. The Project was permitted by the State of Florida in March, 1998. The Project was contested by a property owner and was stalled for almost 5 years in court. In November, 2001, the City received a Partial Notice to Proceed from the State of Florida as a result of a favorable finding for City by the courts. The full permit was issued in April 2002. Plans and bid specifications for the Beachwalk as well as the street-end improvements for 17th and 18th Street street-ends, which are part of the Beachwalk, have been updated and completed by the Architect. The Project was put out to bid during the last week of August 2002. Proposals were received during the last week of October. On November 13, 2002, the RDA awarded a contract to R. L. Saum Construction Co. to proceed with the project and appropriated \$3.7 million. Construction began during mid-March 2003 and is being phased as to mitigate adverse impact to area hotels and businesses fronting the beach. The project is anticipated to be substantially complete by the end of December 2004.

Total Project Cost: \$4.5 Million

Total CRA participation: \$4.5 Million - Construction

17th & 18th Street-end Project

The current layout of the 17th and 18th Street street-ends poses severe limitations for traffic circulation and parking, especially as it relates to the operations of the Delano and Ritz Plaza Hotels. Coastal Systems contract for the design of the Beachwalk was amended to include the development of conceptual plans and cost estimates for the extension of 17th and 18th Streets, seaward to the ECL. Plans call for extending and reconstructing both street-ends to match the Boardwalk motif. The street-end cul-de-sacs will be relocated approximately 50 to 70 feet east, respectively, to enhance the conditions of the streets and improve the street-end layout. Extension and reconstruction of the two street-ends will involve demolition and reconstruction of the public right-ofway with new curbing, paver block side-walks, asphalt pavement, striping and signage. Construction Drawings and specifications have been updated to reflect FDOT improvements and tie-ins on Collins Avenue. The Street-end Project was bid as part of the Beachwalk Project and commenced with 17th Street in August, 2004. Due to certain event-related conflicts involving area hotels, 18th Street will be delayed until Spring/Summer 2005.

Total Project Cost (est): \$750,000

Total CRA participation: \$750,000 - Construction

Collins Park Cultural Center

Implementation of a Master Plan calling for the development of a new regional library, streetscape and park improvements to link cultural activities in the area, including the Bass Museum and the Miami City Ballet. Land acquisition through eminent domain was completed in January 2002 and construction documents for the remaining portions of the Cultural Campus as identified in the Master Plan have been On April 10, 2002, the City awarded the construction contract for the Library to the Tower Group. Construction began in May 2002 and achieved substantial completion in October, 2004. A final Certificate of Occupancy was issued in November, 2004, and the facility was turned over to the Miami Dade County Library System on December 6, 2004. Negotiations with Stern Architects failed to reach an agreement for the design of Collins Park. As such, the scope of work for the Park was included in the Request for Qualifications for the Rotunda, which is part of the old library that will be preserved and converted into a public venue for performing arts and public functions. An RFQ process has resulted in the selection MC Harry & Associates to undertake the design process. Contract negotiations were finalized and award of A/E Agreement was approved on July 28, 2004. The A/E agreement has been executed and a Notice to Proceed for Planning Services was issued on November 17, 2004. A visioning session was held on December 15, 2004 and MC Harry & Associates is preparing two design concepts. The scope of the project was amended to include streetscape on 21st Street from Park Ave. to Washington Ave. and 22nd Street from Park Ave. to Washington Court.

Total Project Cost: \$18.4 Million – includes land acquisition, completed and proposed streetscape, park and surrounding infrastructure improvements.

Total CRA participation: \$15.3 Million.

Colony Theater Project

The City has engaged the State of Florida's Department of Management Services to manage the restoration and renovation of the Colony Theater. Preliminary plans called for the removal of the rear 45 feet of existing building, construction of a new stage house, small second and third floor service areas behind the stage, a fourth floor "Backstage" area, elevator, stairs, and the addition of a new vestibule and exterior access ramp to provide ADA access to the stage. The historic preservation scope involves removing the existing marquee and storefront on Lincoln Road and restoring it to its original historic appearance and modifying the interior lobby, office and concession area to be more consistent with the building's original design. Construction drawings were completed on April 29, 2002. Due to delays with structural reviews and permitting, the Project start-up was delayed by approximately 6 months, beginning in late November, 2002, and is anticipated to be substantially complete by early 2005. To date, demolition of the main stage house, as well as, nonhistoric portions of the lobby are completed. Vertical construction on the site of the new stage house is well underway. On March 17, 2004, the RDA had to appropriate

Colony Theater Project, continued

Status - as of 01/20/05

an additional \$1.6 Million towards the project to compensate for the loss of \$500,000 in State grant funds and to address certain unforeseen project costs, which is not untypical of historic renovation projects.

Delays are being experienced due to a crumbling parapet on the existing roof and other construction delays. The project as a whole is approximately 80% complete. The construction of the project is significantly behind schedule. In August 2004, the City placed a full time inspector on site to monitor the work of the contractor and to ensure that the project moves ahead in a timely manner.

Total Project Cost: \$6.8 Million

Total CRA participation: \$5.0 Million - Construction

New World Symphony

The Administration has successfully negotiated a Lease and Development Agreement with the New World Symphony (NWS) regarding its proposed lease of a portion of the 17th Street Surface Parking Lot to accommodate its Sound Space design concept (the Project). As envisioned, the proposed 50,000 square foot facility will provide state-of-the-art communication and media capabilities with performance, classroom, rehearsal and broadcast space. In addition to providing a world-renowned, state-of-the-art facility, another focal point for the community, and the basis for considering the facility's location on this site, is that it will incorporate giant video screen(s) on one or more facades of the building, allowing the public to view live and recorded broadcasts from around the world. The Master Plan contemplates situating the facility on the west surface lot, just to the north of the exiting NWS Theater on Lincoln Road. On July 30, 2003, the Development Agreement between the City of Miami Beach and the New World Symphony, following a duly noticed public hearing, was approved on first reading. A second and final reading of the Development Agreement was held on September 10, 2003, together with a Resolution approving a Lease Agreement, following a separate public hearing. The NWS engaged world-renowned Architect, Frank Gehry to spearhead the design of the project.

Conceptual design alternatives for the proposed project have been submitted for review by the City Manager were subsequently reviewed by the Planning Board on May 25, 2004. On September 8, 2004, the City Commission endorsed one of three concept plan proposals, placing the facility on the west surface lot, with the main entrance/drop off located on Drexel Avenue and the garage facing Pennsylvania Avenue. The proposal calls for creative realignment of Drexel Avenue that allows it to stay open to traffic.

Pursuant to the direction of the City Commission on September 8, 2004 and consistent with the Planning Board's August 24, 2004 recommendation that the entire two (2)

New World Symphony, continued

Status - as of 01/20/05

blocks, including the Park, be designed as an integrated site, Gehry Partners LLP was asked to submit a proposal and cost estimate to undertake design services for the proposed Park. The proposal was submitted for review by the Finance and Citywide Projects Committee at its meeting on October 26, 2004.

The Committee recommended in favor of amending the Development Agreement between the City and NWS to expand the NWS' scope to include the design and development of the Zone 1, comprising the park, Drexel Avenue between North Lincoln Lane and 17th Street and improvements adjacent to the new garage, at the Owner's cost and expense, not to exceed \$10,000,000; Zone 2, comprising the Theater of the Performing Arts entry landscaping at the Owner's cost and expense, not to exceed \$1,150,000; and Zone 3, comprising North Lincoln Lane improvements, at the Owner's cost and expense, not to exceed \$500,000.

Separately, but related to the implementation of the 17th Street Master Plan and the realization of NWS' plans, the architectural firm of Perkins and Will has been contracted to undertake the programming and design of the City Hall Expansion Lot parking facility. On December 17, 2004, the Architect conducted an internal visioning session with the Administration, sharing initial concept plans and obtaining input to further the Project's design.

Total Project Cost: Soundspace - Min. \$40 million; Parking component - \$5 million; Park component - \$10 million

Total CRA participation: TBD

City Center Right-of-Way Improvement Project

The City Center Right of Way (ROW) Infrastructure Improvement Project is a \$19 million infrastructure project which includes the restoration and enhancement of right-ofways/streetscapes throughout City Center, including roadway, sidewalk, curb and gutter, landscape, streetscape irrigation, lighting, potable water, and storm drainage infrastructure as needed. Proposals were received in response to an RFQ for architectural and engineering services for the planning and design of the project. The selection process resulted in a contract award to Chen and Associates by the City Commission on September 8, 2004. A project Kick Off meeting and Site Visit were held in November and a Visioning Session is scheduled for early February 2005. The estimated budget for the project is \$21.1 Million, comprised of \$2.1 Million in soft costs and \$19 Million in hard construction costs.

Total Project Costs: \$21.1 Million **Total CRA participation:** \$21.1 Million

Botanical Garden Improvements

Status - as of 01/20/05

The Miami Beach Garden Conservancy has initiated efforts to achieve accreditation of the Botanical Garden through the American Association of Museums. To this end, the Conservancy has been working with the City of Miami Beach and the RDA to define the scope of capital improvements required to achieve this goal. The City identified approximately \$1.5 Million from Series 2000 General Obligation Bonds to undertake the improvements, In July, 2003, following an RFQ selection process, EDAW was selected to undertake the planning and design of the facility. A first design workshop was held in May 2004 and a second was held on September 21, 2004. CIP staff met with EDAW in November and December to further refine a preferred concept which will be presented at a final design workshop in early 2005.

Total Project Cost: \$1.5 million **Total CRA participation:** None - TBD

Total Project Cost: \$1.5 million **Total CRA participation**: None - TBD

CITY OF MIAMI BEACH REDEVELOPMENT AGENCY ITEM SUMMARY



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A resolution amending Resolution No. 2004-25742, setting the dates for the year 2005 Redevelopment Agency Meetings; authorizing a change in the Redevelopment Agency Meeting date from April 13, 2005 to April 20, 2005.

Issue:

Shall the Chairman and Members of the Board of the Miami Beach Redevelopment Agency authorize a change in the Redevelopment Agency Meeting date?

Item Summary/Recommendation:

At the request of Mayor David Dermer, the Chairman and Members of the Board of the Miami Beach Redevelopment Agency is being asked to change the April 13th Commission Meeting date to April 20th.

The Administration recommends approving the resolution.

Advisory Board Recommendation:

N/A

Financial Information:

Source of	Am	ount	Account	Approved
Funds:	1			
	2			
	3			
	4			
Finance Dept.	Total			

City	Clerk's	Office	Legislative	Tracking:

Robert E. Parcher, City Clerk

Sian-Offs:

oigii-oiis.		
Department Director	Assistant City Manager	City Manager
Mr		lan_
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AGENDA ITEM 3A

DATE 2-2-05

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139 www.miamibeachfl.gov



REDEVELOPMENT AGENCY MEMORANDUM

To:

Chairman and Members of the Board of the

Date: February 2, 2005

Miami Beach Redevelopment Agency

From:

Jorge M. Gonzalez

City Manager

Subject:

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, AMENDING RESOLUTION NO. 2004-25742. SETTING THE DATES FOR THE YEAR 2005

2004-25742, SETTING THE DATES FOR THE YEAR 2005 REDEVELOPMENT AGENCY MEETINGS; AUTHORIZING A CHANGE IN THE COMMISSION MEETING DATE FROM APRIL 13, 2005 TO APRIL 20.

2005.

RECOMMENDATION

Adopt the Resolution.

<u>ANALYSIS</u>

Pursuant to Section 2.04 of the Miami Beach City Charter, "The Redevelopment Agency shall meet at such times as may be prescribed by ordinance or resolution."

At the request of Mayor David Dermer, the City Commission is being asked to change the April 13th Redevelopment Agency Meeting date to April 20th.

CONCLUSION

The Administration recommends that the Chairman and Members of the Board of the Miami Beach Redevelopment Agency approve changing the April 13th Commission Meeting date to April 20th.

JMG/REP

Attachment

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ATTACHMENT 1

CITY OF MIAMI BEACH

2005 REDEVELOPMENT AGENCY MEETINGS

January 12 (Wednesday)

February 2 (Wednesday)

February 23 (Wednesday)

March 16 (Wednesday)

April 13 (Wednesday)

April 20 (Wednesday)

May 4 (Wednesday)

May 25 (Wednesday)

June 8 (Wednesday)

July 6 (Wednesday)

July 27 (Wednesday)

August City Commission in Recess - NO MEETINGS

September 7 (Wednesday)

October 19 (Wednesday)

November 2* (Wednesday)

November 16* (Wednesday)

December 7 (Wednesday)

^{*} Election related items only.

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A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, AMENDING RESOLUTION NO. 2004-25742, SETTING THE DATES FOR THE YEAR 2005 REDEVELOPMENT AGENCY MEETINGS; AUTHORIZING A CHANGE IN THE REDEVELOPMENT AGENCY MEETING DATE FROM APRIL 13, 2005 TO APRIL 20, 2005.

Whereas, pursuant to Section 2.04 of the Miami Beach City Charter, "the Redevelopment Agency shall meet at such times as may be prescribed by ordinance or resolution." and

Whereas, at the request of Chairman David Dermer, the Members of the Board of the Miami Beach Redevelopment Agency are being asked to change the April 13th Commission Meeting date to April 20th.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Chairman and Members of the Board of the Miami Beach Redevelopment Agency hereby change the date of the April 13th Redevelopment Agency Meeting to April 20th.

PASSED and ADOPTED this	day of February 2005.
	CHAIRMAN
ATTEST:	
SECRETARY	

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APPROVED AS TO FORM & LANGUAGE & FOR EXECUTION

1-25-15

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CITY OF MIAMI BEACH MIAMI BEACH REDEVELOPMENT AGENCY ITEM SUMMARY



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A Resolution authorizing the Chairman and Secretary to execute a modification to the Sovereignty Submerged Land Lease No. 130765469 among the City of Miami Beach, the Miami Beach Redevelopment Agency and the Trustees of the Internal Improvement Trust Fund of the State of Florida for the Miami Beach Marina, pursuant to the State Department of Environmental Protection request to clarify the existing uses at the Miami Beach Public Marina.

Issue:

Shall the RDA execute a modification to the Sovereignty Submerged Land Lease No. 130765469 among the City of Miami Beach, the Miami Beach Redevelopment Agency and the Trustees of the Internal Improvement Trust Fund of the State of Florida for the Miami Beach Marina, pursuant to the State Department of Environmental Protection request to clarify the existing uses at the Miami Beach Public Marina?

ltem	Summa	ary/Rec	ommen	dation:

Adopt resolution and amend the submerged land lease.

Advisory Board Recommendation:

Marine Authority - January 11, 2005

The Marine Authority voted to recommend approval of the proposed amendment language subject to confirming that the existing sublease with Majesty, as referenced in the proposed amendment, is still validly in existence since Majesty has declared bankruptcy and sold its assets by court order.

Financial Information:

Source of		Amount	Account	Approved
Funds:	1			
	2			
	3			
	4			
Finance Dept.	Total			

City Clerk's Office Legislative Tracking:

Christina M. Cuervo

Sign-Offs:

Department Director	Assistant City Manager	City Manager
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AGENDA ITEM 38

DATE 2-2-05

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139 www.miamibeachfl.gov



MIAMI BEACH REDEVELOPMENT AGENCY MEMORANDUM

To:

Chairman and Member of the Board of the Miami Beach Redevelopment Agency

Date: February 2, 2005

Jorge M. Gonzalez

Executive Director

Subject:

From:

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY AUTHORIZING THE CHAIRMAN AND SECRETARY TO EXECUTE A MODIFICATION TO THE SOVEREIGNTY SUBMERGED LAND LEASE NO. 130765469 AMONG THE CITY OF MIAMI BEACH, THE MIAMI BEACH REDEVELOPMENT AGENCY AND THE TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR THE MIAMI BEACH MARINA, PURSUANT TO THE REQUEST OF THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) TO CLARIFY

THE EXISTING USES AT THE MIAMI BEACH MARINA.

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

ANALYSIS

In 1999, the State requested certain amendments to the existing State Submerged Land Lease for the submerged land immediately adjacent to the Miami Beach Marina, to reflect the actual uses at the Marina. These uses include the commercial docking facility with boatlifts and the existing "Cruise to Nowhere" vessel. At the time, the State had adopted a policy prohibiting any gambling vessel uses at or upon State submerged lands. The Miami Beach Marina, the City's subtenant in this Lease arrangement, had pre-existing contractual arrangements with respect to "Cruise to Nowhere" vessels. Over the past five (5) years the parties have been in discussions in an attempt to best address the State's request and at the same time not impairing any pre-existing contractual rights. As a result, the parties have agreed to the language reflected in Attachment "A".

The proposed amended language reflects DEP's agreement that the one existing gambling vessel uses (i.e. one sublease for a gambling vessel exists at the Miami Beach Marina at present) will not be held in violation under the State's latest prohibition regarding gambling vessels. If their existing Lease expires, terminates or is canceled, the City further agrees that no other gambling cruise ship may occupy any area within the Lease area.

As reflected in the attachment, the Marina would not agree to the last sentence restricting the assignability of Majesty Cruise's Lease due to an existing assignability clause in Majesty's current sublease Agreement.

February 2, 2005 RDA - Memorandum MB Marina – Modified Sovereignty Submerged Land Lease Page 2 of 2

On January 11, 2005, the Administration presented the attached amendment to the Marine Authority. The Marine Authority voted to recommend approval of the proposed amendment language subject to confirming that the existing sublease with Majesty, as referenced in the proposed amendment, is still validly in existence since Majesty has declared bankruptcy and sold its assets by court order. These questions have been posed to the Marina.

The Marina's response is that the lease with Majesty Enterprises of Florida, LLC is still in existence and it was assigned in June 2004 to MB Cruises, LLC, a Delaware Limited Liability Company, in connection with MB Cruises acquisition of all the assets, including the vessel "Atlantic", and liabilities of Majesty Enterprises of Florida, LLC. The Marina has not been notified of any bankruptcy by Majesty and when the Marina consented to the assignment of Lease, they did not release Majesty from any obligations under the lease, therefore, the Marina continues to be a creditor in the event of a filing of a bankruptcy action by Majesty.

The attached Resolution authorizing the Chairman and Secretary to execute the Submerged Land Lease, amended as described above, should be approved.

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Attachments

 GAMBLING VESSELS: During the term of this lease and any renewals, extensions. modifications or assignments thereof, except for the sublease described below, the Lessee shall prohibit the operation of or entry onto the leased premises of gambling cruise ships, or vessels that are used principally for the purpose of gambling, when these vessels are engaged in "cruises to nowhere," where the ships leave and return to the state of Florida without an intervening stop within another state or foreign country or waters within the jurisdiction of another state or foreign country, and any watercraft used to carry passengers to and from such gambling cruise ships. At present, there is a sublease between Majesty Enterprises of Florida, LLC and Miami Beach Marina Associates, Ltd., dated January 31, 2002, which permits the sublessee to operate a Single gambling cruise ship within the lease area that moors to the northwestern or waterward face of the northern breakwater. This sublessee is authorized to continue to operate within the lease area as specified in their sublease, however, if Majesty Enterprises of Florida, LLC's sublease expires or is cancelled for any reason, the City shall agree to the restriction that no other gambling cruise ship may occupy any area within the lease area, without the specific and additional approval of the Lessor or their agents, unless either the laws of the state have been changed to permit said uses or it is no longer the policy of the Lessor to prohibit or limit such uses. Majesty Enterprises of Florida, LLC, is prohibited from assigning its rights and or interest in the sublease with Miami Beach Marina Associates, Ltd., without Board of Trustees approval.

Doc. #653872 v2

RESOLUTION TO BE SUBMITTED

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139 www.miamibeachfl.gov



REDEVELOPMENT AGENCY MEMORANDUM

To:

Chairman David Dermer and

Members of the Miami Beach Redevelopment Agency

Date: February 2, 2005

From:

Jorge M. Gonzalez
Executive Director

Subject:

VERBAL STATUS REPORT ON THE RDP ROYAL PALM HOTEL LIMITED

PARTNERSHIP ("RDP")

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Agenda Item_

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